

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 18, 2013

Willowbrook Mixed-Use Development at 118th Street and Wilmington Avenue

The Community Development Commission (Commission) has assembled twelve parcels (Assessor's Parcel Numbers 6149016900 – 6149016911) on the northwest corner of 118th Street and Wilmington Avenue (Properties) in the unincorporated community of Willowbrook. This location, with its proximity to the Rosa Parks Transit Station and I-105 freeway, presents an opportunity to be the gateway into the Willowbrook Community. However, as it sits today, the Properties are vacant and blighted. A mixed-use development would be a catalytic project for the site in order to support the overall revitalization and enhancement of the area.

In October 2012, the Commission issued a Request for Qualifications/Concepts for the properties, and through the solicitation process, Thomas Safran and Associates (TSA) was selected as the most responsive bidder. In December 2012, the Commission entered into an Exclusive Right to Negotiate for the development of the property with TSA who proposes to work in coordination with the Los Angeles County Public Library

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MOLINA _____

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Department to locate a branch library and other community resources on the ground floor, with 114 units of affordable senior housing proposed on the upper floors.

Since ten of the twelve Properties were purchased in whole or in part with tax increment funding, these Properties have been identified on Los Angeles County's (County) Long Range Property Management Plan for retention by the County for redevelopment purposes, subject to approval by the County's Oversight Board and the State Department of Finance. However, in the interim, it is critical that TSA be able to move forward with the entitlement process and apply for funding in order to construct and operate this public library and affordable housing development in a timely manner.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS, ALSO ACTING
AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

1. Authorize the Commission to act on behalf of the County of Los Angeles, and its Executive Director, in coordination with the Chief Executive Officer, to take all actions required for the development of the twelve parcels (Properties) on the northwest corner of 118th Street and Wilmington Avenue in unincorporated Willowbrook, including but not limited to, negotiating and, upon California Department of Finance's final approval of the Long Range Property Management Plan and subsequent transfer of the Properties to the County of Los Angeles, execution of the disposition and development agreement, escrow and other related documents, and submission of all required documents to the U.S.

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Department of Housing and Urban Development;

2. Authorize the Executive Director of the Commission, in coordination with the Chief Executive Officer, to work with Thomas Safran and Associates, to apply for planning approvals and any other actions necessary to convert the aforementioned Properties into a mixed-use development, including the submittal of all required applications and permits to the Department of Regional Planning, other appropriate County departments, and outside public agencies as required.

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